

**ARCHITECTURAL REVIEW BOARD
MINUTES
June 19, 2007**

Members Present: Brown, Macdonald, Castell, Lawrence, Hughes
Staff Present: Keating

**ARB #14-2007 Hoyt Street Partners Proposal to construct 62 condominium units
Bruce Hill, attorney; Karl Frey, partner; Bill McGuinness, partner and architect.**

An informal presentation of the proposed units was given. The plans call for 62 townhouses with garages and gardens in back. The footprints of the units are wider and more shallow than many using varying projections and roof pitches to achieve a cottage-like effect. Materials will consist of either cedar or Hardie cementitious shingles, red brick(52DD) chimneys and paving materials(walkways and driveways) bluestone rear and front patios, asphalt architectural shingles in weathered wood or charcoal roofs, wood paneled doors with thumb-latch hardware and wood carriage-style garage doors. The color of the trim will be Navajo White and the body will be a putty color. There will be recessed lights in the soffits over the front exterior doors and no other lighting fixtures are planned. The clubhouse will be a two-story building with a lantern feature on the rooftop. There was a question about the proportion of the gable and window trim.
Approved in concept

**ARB #12-2007 Wilder Gleason on behalf of Felix Callari /BMW of Darien 140 Ledge Road
Proposal to install signage including a directional sign, pole sign and wall sign**

The signs were approved as previously supported by ARB. Internally illuminated pole sign 15' high: Service sign 10" pinmounted letters 44 sq ft; and wall sign 18" letters backlit

**ARB # 13-2007 Robek's, 883 Boston Post Road.
Proposal to install a window sign and a wall sign on the facade**

Katrina Bickford and owner Cheryl Curthoys presented plans to install a sign on existing fascia. Red #33 background with white and apple green #106 acrylic letters, block style of corporate logo, 10" letters will be used. The width of the sign will be 7'10". Inside the window of the storefront an internally illuminated sign will be hung. A sign will be hung in the rear of the store matching the style of the sign in front measuring 1'x6' and illuminated by two white gooseneck fixtures. The front sign will be illuminated by white gooseneck fixtures if deemed necessary by the owners.
Approved

ARB#15-2007 Fairfield County Bank 714 Boston Post Road

Frank Kara of Kara Signs proposed a sign on the gable facade over the front door of 10" roman style pin-mounted black plexiglass letters and a wood sign 32"x25" hanging from a colonial pole matching the lettering style with street numbers on the arm of the pole sign. The measurement to the top of the arm will be 9' rather than the 9'5" stated in the proposal.
Approved.

**Charles A. Thomas of Little Red Schoolhouse Prop. LLC, 21 Tokeneke Road,
Proposing signage and rear stairway**

As the building houses two businesses "Paws and Reflect" and "Schoolhouse Nutrition" there was much discussion about the placement of signs on the front of the building. It was suggested that the "Paws and Reflect" sign be hung from the fascia and centered over the front door and the "Schoolhouse Nutrition" sign be placed inside the left window. Also, the owner plans to build a permanent rear stairway replicating the front with a railing not yet decided upon. Mr. Thomas will return with drawings and dimensions of signs and final plans for proposed rear stairway.

Michael Joseph's Catering, 1405 Boston Post Road, wall sign rendering was presented and approved.

The Minutes of the May 15, 2007 Meeting were amended to include the Board approval of A Taste of Italy's proposed addition.

New Business

The Board viewed renderings of the approved Commerce Bank in New Canaan. The members agreed that the plans would be a good starting off point for future planning in Darien should Commerce Bank resubmit.

There was discussion of the importance of trees being planted to improve the streetscape of the some of the new downtown buildings. Trees planted in tubs would not accomplish the desired effect. If the sidewalk could be cut into to plant trees between the sidewalk and the street it would be a desirable solution.

Respectfully submitted,

Alison Hughes